

**CITY OF BROKEN ARROW
MINUTES OF THE
REGULAR MEETING OF THE
PLANNING COMMISSION
May 8, 2014**

The Planning Commission agenda for this meeting was posted on April 30, 2014, at 2:40 p.m., on the City Hall Bulletin Board, 220 South First Street, Broken Arrow, Oklahoma.

1. The Broken Arrow Planning Commission met on Thursday, May 8, 2014, at 5:00 p.m. The meeting was called to order by Chairperson Fred Dorrell.

2. **Roll Call:**

Present: Fred Dorrell, Chairperson
Lee Whelpley, Vice Chairperson
Ricky Jones, Commission Member
Glenn Shaw, Commission Member
Carolyn Isbell-Carr, Commission Member

Absent: None

Staff Present: Jeff Jenkins, Asst. City Manager
Lesli, Myers, Asst. City Attorney
Michael Skates, Development Services Director
Farhad Daroga, City Planner
Brent Murphy, Asst. City Planner
David Steele, Planning Division Engineer
Marcae Hilton, Planning Intern
Kristina Penny, Project Coordinator

3. **OLD BUSINESS**

None.

4. **CONSENT AGENDA**

Marcae Hilton presented the Consent Agenda.

Fred Dorrell explained the Consent Agenda process and asked if there were any items that needed to be removed from the Consent Agenda. No one responded

Motion by Ricky Jones to approve Consent Agenda per staff recommendations. The motion was seconded by Carolyn Isbell-Carr.

Yes: Isbell-Carr, Shaw, Jones, Whelpley, Dorrell

No: None

Abstain: None.

Motion approved.

- A. Minutes, Planning Commission meeting held April 10, 2014. Approved as presented.
- B. Consideration and possible action regarding BAL 1055CB, Blue Bell Lot Combination, 29.54 acres, 2 lots, PUD 67, PUD 68B, IL and CG to PUD 67B and IL, south of Houston Street, east of State Highway 51. Approved as recommended by staff. Applicant was present and in agreement with the staff report.
- C. Consideration and possible action regarding BAL 1056, Lynn Lane Terrace Amended, 5.51 acres, 2 lots, CH, north of Kenosha Street, one-eighth mile west of 9th Street. Approved as recommended by staff. Applicant was present and in agreement with the staff report.

5. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

None.

6. PUBLIC HEARINGS

- A. The Commission considered BAZ 1914, Core Church of the Nazarene, 40 acres, CG and A-1 to ON, one-quarter mile north of the Creek Turnpike, east of Aspen Avenue.

Brent Murphy presented the background saying BAZ 1914 is a request to rezone 40 acres from A-1 and CG to ON. There is presently a church on the north end of the property.

Mr. Murphy said in November, 2005, the City Council approved BAZ 1692 to change the zoning on the north part of the property from A-1 to O-2. In addition, they approved SP 198 for a church. He said both BAZ 1692 and SP 198 were approved subject to the property being platted and the property has been platted. Mr. Murphy said, at that time, O-2 zoning was an office designation. He said in 2008 when the Zoning Ordinance was updated, O-2 zoning was changed to CG and that is how this zoning got established on the property.

Brent Murphy said for financial reasons, the applicant has submitted a request to change the zoning on the property from A-1 and CG to ON and churches are allowed by right in the ON district. He said the property is designated as Level 3 in the Comprehensive Plan.

Mr. Murphy said based on the Comprehensive Plan, the location of the property, and surrounding land uses, staff recommends BAZ 1913 be approved, subject to the property being replatted, to include the unplatted property to the south.

Fred Dorrell asked if the applicant is present.

Roy Bingham, Atlas Land Office, 202 S. Main St., Wagoner, OK, applicant said he is in agreement with staff recommendations.

Fred Dorrell opened the public hearing and asked if anyone wished to speak about item 6A.

No one responded.

Fred Dorrell closed the public hearing for Item 6A.

Motion by Glenn Shaw to approve item 6A, BAZ 1914, per staff recommendations. The motion was seconded by Carolyn Isbell-Carr.

Yes: Isbell-Carr, Shaw, Jones, Whelpley, Dorrell

No: None

Abstain: None

Motion approved

Fred Dorrell said Item 6A will be heard by City Council on June 2, 2014 at 6:30 p.m.

- B. The Commission considered PUD 67B, a request for a major amendment to PUD 67, and BAZ 1915, Blue Bell, 29.54 acres (PUD 67B) and 2.65 acres (BAZ 1915), 2 lots, PUD 67, PUD 68B, IL, and CG to PUD 67B and IL, south of Houston Street, east of State Highway 51.

Brent Murphy presented the background saying Planned Unit Development (PUD) 67B is a request for a major amendment to PUD 67 on 29.54 acres and, BAZ 1915, to change the zoning on 2.65 acres within PUD 67B from CG to IL.

Mr. Murphy said Blue Bell Creameries wants to expand their operation facility. He said the current plant, which contains 150,000 square feet, is projected to more than double in size. Blue Bell is acquiring additional property to the south that is out the boundaries of PUD 67, which requires an amendment to PUD 67. He said in addition, the new buildings being proposed will be approximately 100 feet tall and would not be in compliance with the PUD requirements. Mr. Murphy said PUD 68B will be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the IL district.

Brent Murphy said, based upon the Comprehensive Plan, existing zoning, the location of the property, and surrounding land uses, staff recommends that PUD 67B be approved as presented. Since the property has already been platted, staff recommends that replatting be waived.

Fred Dorrell asked if the applicant was present.

Marty Kilgore, 8201 E. Hwy 51, Broken Arrow, OK, General Manager of the Broken Arrow Blue Bell facility, said they agree with staff recommendations.

Fred Dorrell opened the public hearing and asked if anyone wished to speak about, PUD 67B and BAZ 1915. No one responded.

Fred Dorrell closed the public hearing.

Motion by Ricky Jones to approve BAZ 1915 and PUD 67B per staff recommendation. The motion was seconded by Lee Whelpley.

Yes: Isbell-Carr, Shaw, Jones, Whelpley, Dorrell

No: None

Abstain: None.

Motion approved.

Fred Dorrell said this item will go before City Council on June 2, 2014, at 6:30 p.m.

7. APPEALS

None.

8. GENERAL COMMISSION BUSINESS

- A. The Commission discussed elections of Planning Commission officers for 2014/2015.

Fred Dorrell said the floor is open for nominations for Chairperson.

Motion by Ricky Jones to nominate Lee Whelpley for Chairperson of the Planning Commission. The motion was seconded by Carolyn Isbell-Carr.

Yes: Isbell-Carr, Shaw, Jones, Dorrell

No: None

Abstain: Whelpley.

Motion approved.

Fred Dorrell said Lee Whelpley will be the Chairperson for the Planning Commission going forward.

Fred Dorrell said the floor is open for nomination for Vice Chairperson.

Motion by Carolyn Isbell-Carr to nominate Ricky Jones for Vice Chairperson. The motion was seconded by Glen Shaw.

Yes: Isbell-Carr, Shaw, Whelpley, Dorrell

No: None

Abstain: Jones.

Motion approved.

9. REMARKS, INQUIRIES AND COMMENTS BY PLANNING COMMISSION AND STAFF - (NO ACTION)

None.

10. ADJOURNMENT

At 5:14 p.m., Motion by Ricky Jones to adjourn. The motion was seconded by Carolyn Isbell-Carr.

Yes: Isbell-Carr, Shaw, Jones, Whelpley, Dorrell

No: None

Motion approved.